

Key: 7384

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.541

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
APODEMI ELIZABETH A & NINO				35.0-108-0				78 SPINNAKER LN			
APODEMI TR ELIZABETH A *				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
78 SPINAKE LANE				APODEMI ELIZABETH A & NIN				02/27/2012	F	10	26106-335
POCASSET, MA 02559				APODEMI ELIZABETH				01/04/2012	N		25978-198/9
				DOLAN FREDERICK L JR				11/01/2004	F		19200-170+

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18760	09/05/2018	3	ALT/RENO	16,325			100 100
05451	06/30/2005	4	DETACH.STRUC	2,500	01/24/2007	TL	100 100
980691	11/23/1998	1	NEW CONSTRUC	120,000	10/11/2000	TL	100 100

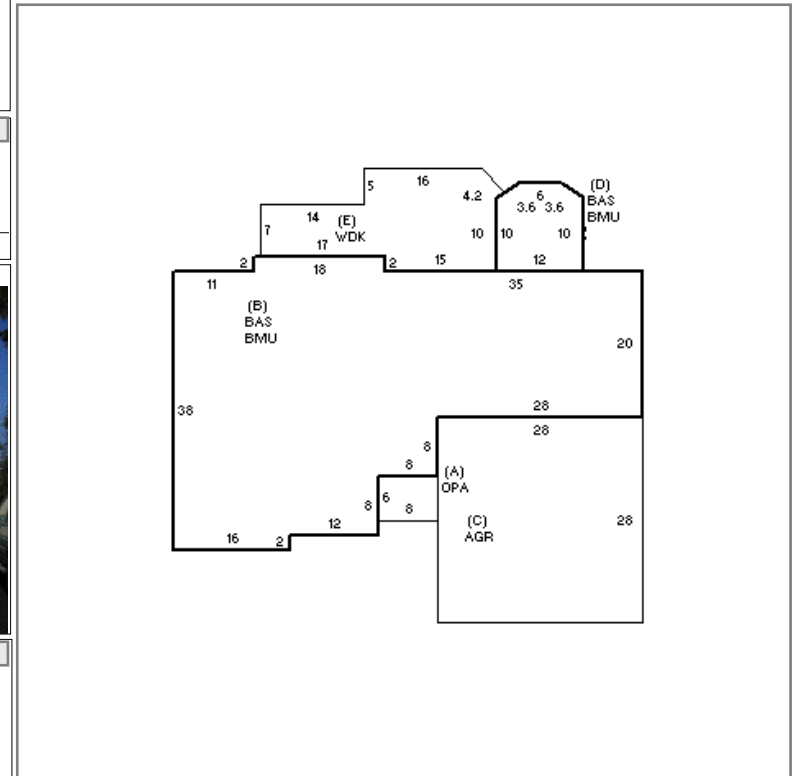
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	24,125	11	1.00	100	1.00	1.00	1.00	235,700	1.47	A	1.00	R05	1.00			191,490

TOTAL	24,132 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	191,500	169,500			
Infl1	AVG		BUILDING	419,800	376,000			
N_Index	AVG		DETACHED	2,800	2,600			
			OTHER	0	0			
			TOTAL	614,100	548,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	12 X 16		192	15.95	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/24/2007	TL
MODEL	1		RESIDENTIAL	LIST	1/24/2007	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	7/13/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1999	SIZE ADJ	1.010
NET AREA	1,998	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	48		87.27	4,189
+	BMU	N	BSMT UNFINISHED	1,998		31.76	63,458
+	BAS	L	BASE AREA	1,998	1999	189.71	379,039
C	AGR	N	ATT GARAGE	784		62.27	48,818
E	WDK	N	WOOD DECK	343		22.88	7,847
	F11	O	FPL 1S 1OP	1		8,588.10	8,588

TOTAL RCN	511,939
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$419,800